

Before the Board of Zoning Adjustment, D. C.

Application No. 11575, of First Parkside-Davenport Properties, pursuant to Section 8207.2 of the Zoning Regulations, for a special exception to permit roof structures as provided by Section 3308 at 4850 Connecticut Avenue, N. W., Lots 7, 8, 9, 10, and 11, Square 1981.

HEARING DATE: February 13, 1974

EXECUTIVE SESSION: February 21, 1974

FINDINGS OF FACT:

1. The subject property is located in an R-5-C District and is improved by four (4) existing five (5) story apartment houses, with penthouse roof structures, constructed in 1928.
2. Applicant proposes to construct a new ten (10) story apartment building with a penthouse roof structure containing elevators, mechanical equipment (cooling tower) and stairways.
3. The new apartment building and the existing apartment buildings will be combined into a single building which will meet the requirements of both the Zoning Regulations and the building code, without the requirement of any variances.
4. The roof area of all of the combined buildings is 56,664 square feet. The area of all of the roof structures is 3,032 square feet.
5. The total FAR of the roof structures is 0.927, well within the 0.37 permitted by the Zoning Regulations.
6. The existing five (5) story buildings are constructed of rose colored brick with white limestone trim. The roof structures for those buildings are white stucco. The new apartment structure will be constructed of rose colored brick with cast stone trim. The roof structure on the new structure will be rose colored brick with cast stone coping. The design, color, material and architectural character of the new roof structure will thus harmonize with the main apartment structure and with the existing roof structures on all buildings.
7. The staff architect of the OPM finds the proposed penthouse structure to comply with Section 3308 of the Zoning Regulations.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact, the Board is of the opinion that the proposed roof structure will harmonize with the main structure in architectural character, material and color, and that the requested increase in FAR is within the permitted increase which this Board may grant under the Zoning Regulations.

The Board holds that granting the requested relief will be in harmony with the general purpose and intent of the Zoning Regulations and Maps and will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Maps.

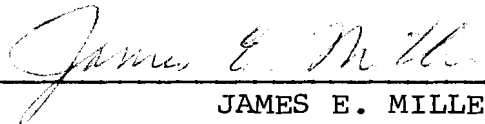
ORDERED:

That the above application be GRANTED.

VOTE: 4-0, (Mr. Harps not present.)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By: _____



JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER: **MAR 26 1974**

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.